

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

PRESENT: Terry Hrudey, Chairperson
Deanna Powell, Vice – Chairperson
Shar Cartwright, Member
Dave Filipuzzi, Councilor
Dean Ward, Councilor

ADMINISTRATIVE: Mike Burla, O.R.R.S.C.
Mel Bohmer, Director of Development, Engineering & Operations
Alexa Levair, Manager of Development & Trades
Lisa Kinnear, Development Officer
Deserie Mosby, Recording Secretary

ABSENT: Dave Taggart, Member
Greg Lach, Member

1. CALL TO ORDER & BOARD INTRODUCTIONS

Meeting called to order at 4:30 p.m.

2. ADOPTION OF AGENDA

MOTION by Dean Ward to adopt the agenda of February 27, 2019 with the following addition:

10) a. MPC Membership

CARRIED

3. ADOPTION OF MINUTES

MOTION by Deanna Powell to adopt the minutes of January 23, 2019 as presented:

CARRIED

4. DELEGATIONS

5. BUSINESS ARISING FROM THE MINUTES

6. CORRESPONDENCE

7. SUBDIVISION APPLICATIONS

7) a. 2018-0-196 – Lots 25 – 30, Block 9, Plan 820L – 1174269 Alberta Ltd. (Land owner)

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

The title separation subdivision of Lots 25 to 30, Block 9, Plan 820L within NE ¼ 8-8-4-W5M, to subdivide 3 lots, presently on one Certificate of Title to create 3 new parcels of 50 x 100 feet respectively.

***MOTION** by Dean Ward to approve Subdivision 2018-0-196 with the following conditions and reasons:*

Conditions

1. That pursuant to Section 654 (1) (d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Municipality of Crowsnest Pass.
2. That, pursuant to Section 655 (1) (d) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the Municipality of Crowsnest Pass which shall be registered concurrently with the final plan against the title(s) being created.

Reasons

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.

CARRIED

8. DEVELOPMENT PERMIT APPLICATIONS

8) a. Development Permit DP2019 – 005; CanDo Signage – 8617 – 16 Avenue, Coleman

The discretionary aspect of this application is the 2-year period of the sign as the Portable Sign standards specify a 90-day period, with a renewal period of 90 days.

The sign will alternate between advertising local non-profit events and local businesses.

***MOTION** by Shar Cartwright to approve DP2019-005 with the following conditions:*

Conditions

1. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. The sign permit renewal for Portable Signs is 90 days, however, this authorizes the sign to be maintained on the property for 2 years, until February 27, 2021. Renewals of the sign will not be required. A new permit will be required where the applicants wish to extend the sign's duration beyond the 2 years requested.

MUNICIPALITY OF CROWNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

3. The portable sign must be located on private property (8617 – 16 Avenue) and must be set back from Highway 3 sufficiently so as not to impede sight-lines for passing motorists. Where an alternative location for the sign is proposed a new permit would be required.

CARRIED

8) b. Development Permit DP2019- 006; Rokeby – Thomas – Home Occupation Class 2 – 11757 – 21 Avenue, Blairmore

The applicants were present for discussion.

The applicant is proposing to operate a home-based business providing traditional Chinese medicine and acupuncture services. No renovations are proposed.

Two small signs are proposed, one on the dwelling entrance and the second to be located inside a hedge at the front of the property.

Discussion included that the novelty sign that would face the street be refused as the Home Occupation Standards (Schedule 8) limit home occupation signage to one sign per property.

***MOTION** by Dean Ward to approve DP2016-006 with the following conditions:*

Conditions

1. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. That the development adheres to Schedule 8, “Criteria for Home Occupations” of the Land Use Bylaw which forms a part of this permit.
3. Prior to installation of the Home Occupation sign, a final design depicting the sign size, design, copy and colors will be submitted to the Development Officer for approval. The sign must be 4 sq. ft or less in size.
4. The sign permit renewal for Home Occupation Signage is 3 years. Application for renewal of the sign permit will be required in 2022.

CARRIED

8) c. Development Permit DP2019-007; Kovach – Logging – 1601 – East Hillcrest Drive

The applicant was present for discussion.

Development permits are required for logging greater than 1 acre in size. (Under Appendix 2, Commercial Logging Guidelines.)

There is approximately 8.7 acres of forested area to be cleared on the said property. Lumber will be hauled from the property to highway 3 via East Hillcrest Drive.

The applicant will be required to ensure that appropriate road haul agreements are in place.

***MOTION** by Dean Ward to approve DP2019-007 with the following conditions:*

MUNICIPALITY OF CROWNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

Conditions

1. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revision to the approved plans, including non-completion of the development, must be submitted for approval to the Development Authority.
2. A road haul agreement will be required. Contact the Operations Department at 403-563-2220 to make arrangements.

CARRIED

8) d. Development Permit DP2019 – 012; Radvak – Brew Pub – 10801 – 20 Avenue, Blairmore

The applicants were present for discussion.

The applicants are proposing to operate a brew pub at the location where the beer produced would be sold within the restaurant under development or through off sales.

The applicants stated that they are targeting early summer for an opening date.

MOTION by Shar Cartwright to approve DP2019-012 with the following conditions:

Conditions

1. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.

CARRIED

8) e. Development Permit DP2018-013; Radvak – Shipping Container – 10801 – 20 Avenue, Blairmore

The applicants were present for discussion.

The shipping container is already at the site for construction purposes. The applicants would like to use it for storage once the pub is open for business. The container is on the north side of the building and visibility is minimal.

Discussion included improving the appearance of the shipping container to be compatible with the existing development.

MOTION by Shar Cartwright to approve DP2018-013 with the following conditions and an added condition that exterior of container be improved to match the principal building:

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

Conditions

1. The development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. The shipping container must be painted in a color that is matching to or complementary to the color of the primary building on the parcel.

CARRIED

9. NEW BUSINESS

- a. Heritage Management Plan Update – Carried forward from January 23, 2019 meeting.
A draft of the Heritage Management Plan was presented to Council at the January 15 regular council meeting. Deanna Powell sits on the Heritage Board as a representative for the MPC.

Will finalize the draft and send to council soon.

10. ROUND TABLE

- a. MPC Membership – Dave Taggart, current member of the MPC has sent an e-mail to Terry Hruday and Lisa Kinnear stating that he is resigning from the Municipal Planning Commission. Dave stated that his work schedule has changed, and this would mean missing most meetings.

The MPC members are appreciative of the time that Dave sat on the Board.

11. IN CAMERA

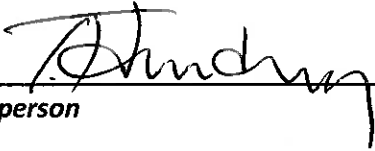
12. ADJOURN

MOTION by *Dave Filipuzzi* to adjourn the meeting @ 5:25 pm:

CARRIED

MUNICIPALITY OF CROWSNEST PASS
MUNICIPAL PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019

Approved By:



Chairperson

MAR. 27, 2019
Date



Development Officer

March 27/19.
Date

NEXT MEETING WEDNESDAY MARCH 27TH, 2019 @3:30 PM